



FULL PLANNING PERMISSION

Applicant Name and Address

Mr Richard Bonser
Halford House
32 Weston Road
Edith Weston
LE15 8HQ

Agent Name and Address

Amanda Litchfield
Rutland Planning
Services
17 Main Street
Market Overton
Oakham
LE157PL

Date of Validation
2 September 2020

Application Number:
2020/0985/FUL

PROPOSAL: Carriage barn / garage with an ancillary loft room above.
LOCATION: Halford House 32 Weston Road Edith Weston Rutland LE15 8HQ

GRANT PLANNING PERMISSION in accordance with the application and plans submitted subject to the following conditions:

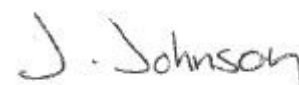
- 1 The development shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers unmarked Location Plan, unmarked Block Plan, P03 rev.B Proposed Plan and Elevation, and details specified on the application form.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The timber boarding to the outbuilding hereby approved shall be allowed to weather naturally, and shall not be stained or painted a different colour without the approval of the Local Planning Authority.
Reason: In the interests of the character and appearance of the conservation area.
- 4 The outbuilding hereby approved shall not be occupied or used at any time other than for domestic storage to the dwellinghouse known as Halford House 32 Weston Road Main Street, Edith Weston.
Reason: The building would be unsuitable for an independent residential unit because of its size and close relationship with the host dwelling.

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 23 December 2020

A handwritten signature in black ink that reads "J. Johnson". The signature is written in a cursive style with a large initial "J".

Proper Officer of the Council

PLANNING PERMISSION

IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.

2. **Appeals to the Secretary of State**

... If you are aggrieved by the decision to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.

... If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 Email: <https://www.gov.uk/appeal-planning-decision> The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal.

... Appeals must be made within **twelve weeks** from the date of this decision notice.

... The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

... The Secretary of State need not consider an appeal if it seems to him that having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.